

**Minutes of the Regular Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**August 14, 2007**

**Call to Order:**

The regular meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at approximately 7:00 p.m. on the 14<sup>th</sup> day of August, 2007, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Leon Heron, Mayor; Sarah Benson, Alderman; Corey Napier, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; and Lisa Stewart, Town Clerk.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the June 12<sup>th</sup>, 2007 meeting were previously submitted and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

**Announcements:**

Mr. Langeliers announced the newly added position and hiring of Kenny Bond as the Town's Wastewater Operator; noting that he has an operator's license, as well as a license to inspect sewer collection systems.

---

Mr. Langeliers referenced the call from Wal-Mart stating their intention to abandon the project on Columbia Pike that everyone has been working diligently on for months. Mayor Heron added that this decision was apparently made by Wal-Mart board members who decided to reduce by fifty percent (50%) the number of new Super Wal-Marts they would build this year, and in taking everything into consideration, decided this was one of the stores they did not want to move forward with. He noted this to be very disappointing, and has directed Staff to study the ramifications to the Town both financially and operationally.

**Town Administrator's Report:**

Planning Commission on 7/16/07 (Next Meeting: 8/17/07)

The Planning Commission took action on revisions to section 20 in Tollgate Village, to four lots in Canterbury and to lot # 3 in Evergreen Ridge. These revisions did not materially change the previous approvals. The Planning Commission also recommended a plan of services for the proposed annexation area along with the default zoning to low intensity.

Finance Committee on 6/05/07 (Next Meeting: 09/06/07)

The Finance Committee received updates on ongoing issues and set their next meeting for September 6<sup>th</sup>, 2007. The Committee agreed that an additional member was necessary to bring the total membership of the committee to five. The committee recommended that Matt Gary be appointed to this position. The committee recommended the proposed 07 – 08 budget and Staff's pursuit of bridge and permanent financing for a portion of cost of the main pump station and the Critz Lane sewer collection system. Wal-Mart's decision to abandon their project in Thompson's Station will impact the Town's overall contribution to this project.

Public Works Committee on 8/01/07 (Next Meeting: 10/03/07)

The Public Works Committee considered some long term possibilities and options as they related to providing sewer to potential future development. The committee tasked themselves with further consideration of the long term implications of providing sewer service to the Town's residents. The committee also received updates on ongoing issues.

Mr. Langeliers stated that the Finance Committee decided to add a fifth member and Matt Gary was nominated for appointment consideration by this Board.

---

Alderman Benson suggested Mr. Langeliers mention the progress of the Design Review Commission. Mr. Langeliers stated that Mrs. Croop will be back to update the Board; but noted that the Commission is working out the broad details and took a bus tour around the area to view different designs to determine likes and dislikes that having an actual visual made very helpful. He stated Mrs. Croop has done a good job in laying out the process for the Commission, and the next meeting is scheduled for Thursday, August 23<sup>rd</sup>, 2007.

---

Mayor Heron asked for a motion to appoint Matt Gary to the Finance Committee. Alderman Napier made the motion, seconded by Alderman Benson; which passed unanimously.

**Old Business:**

Mr. Langeliers updated the Board on the following:

- The work has been finished on the cul-de-sac in Pecan Hills.
- The Pecan Hills pond work is pending a permit from the State and the Corp of Engineers; and should begin within days of receiving those permits.
- We're waiting for construction documents from Collier Engineering for the first phase of the Critz Lane re-alignment.

Mr. Langeliers also pointed out an agreement between Wal-Mart and their consultants, Carlson Engineering in Bartlett, TN, to design and build the turn-lane on Columbia Pike down to the proposed intersection at Critz Lane. Hopefully, the design could be obtained from Carlson Engineering since it has already been approved by the State.

- Sewer studies continue: to the East with the collection system; the pump station has been excavated; however again, this was based on an agreement with Wal-Mart and will now have to be negotiated with the current property owners; construction is going well with lines being tested and tied in from the manhole in the Fields of Canterbury to Columbia Pike; and both bores for the sewer line and the water re-use line have been completed.

Mayor Heron pointed out that the landowners (at the previous Wal-Mart site) have not asked that the work on the pump station be stopped, noting that this would benefit them as well. Mr. Langeliers added that Town's counsel has talked with the attorney representing Wal-Mart and all understand that construction is continuing as planned.

Alderman Napier asked that the amount of money be ascertained that will be needed to spend on Critz Lane, so that the Finance Committee can begin to take action as needed.

**Resolution 07-002 to Approve a Plan of Services for Ordinance 07-010 for Parcels Requesting Annexation.**

Mr. Langeliers stated that the Planning Commission recommended this Plan of Services for this Board's approval at their last meeting. There was a request to be annexed from several property owners in the indicated quadrant and rather than annex those few parcels, Staff mailed a letter to each property owner indicated in that entire area. Responses received were positive; however, a public hearing will be held at the second reading should the ordinance for annexation pass first reading tonight. The properties are within the Town's Urban Growth Boundary and a sewer study has already begun for that area.

After further discussion, Alderman Napier made a motion to approve Resolution 07-002. Alderman Benson seconded the motion, which passed by unanimous vote.

**Resolution 07-003 to Request that the Municipal Technical Advisory Service (MTAS) Codify and Revise the Ordinances of the Town.**

Mr. Moore stated that he recommended the Town codify their ordinances, noting that currently they are kept sequentially in a book and, when an issue needs to be addressed, each ordinance must be looked at to determine any prior ordinances addressing same. MTAS will provide a service that will take all the ordinances, code and categorize them, with a list for references.

Mr. Goetsch added that this will also enable the Town to put the ordinances on the website.

Alderman Benson made a motion, seconded by Alderman Napier, to approve Resolution 07-003. The motion passed by unanimous vote.

**First Reading of Ordinance 07-008 to Amend Ordinance 90-003 Regarding Meeting Dates of the Board of Mayor and Aldermen.**

Mr. Moore stated that this is to eliminate the Board meeting dates in July and December as previously discussed. Mr. Langeliers added that is also the standard followed by Williamson County, as the month of June can be taxing during the budget process; and December, of course, because of the holidays.

Alderman Napier made a motion to accept and approve on first reading Ordinance 07-008. Alderman Benson seconded the motion, which passed unanimously.

Mayor Heron set a public hearing for this item to be held on September 11<sup>th</sup>, 2007, at 7:00 p.m.

**First Reading of Ordinance 07-009 to Amend Ordinance 96-001 Regarding the Revocation or Suspension of Beer Permits.**

Mr. Moore stated that this was dictated by the General Assembly, establishing criteria for training and penalties that can be levied against persons with beer permits for the sale of beer to minors; and it is required by statute that the Town comply.

Alderman Benson made a motion, seconded by Alderman Napier, to accept and approve on first reading Ordinance 07-009. The motion passed by unanimous vote.

Mayor Heron set a public hearing for this item to be held on September 11<sup>th</sup>, 2007, at 7:00 p.m.

**First Reading of Ordinance 07-010 to Annex Certain Territory and to Incorporate Same within the Corporate Boundaries of the Town of Thompson's Station, Tennessee, Pursuant to a Plan of Services.**

Mr. Moore clarified the separation of the annexation of the properties from the zoning to be established for those properties.

Mayor Heron referenced Mr. Langeliers explanation previously relating to the requested annexations and plan of services; adding that he supports the recommendation to annex this area.

Alderman Napier asked if the homeowners in Arbor Lakes were contacted. Mr. Langeliers stated that they were not at this time, and that the north side of Thompson's Station Road East is being considered in the next phase of annexation. They will be contacted in the next month or so to determine their interest in being included in the second phase of annexation, along with the remaining parcels, on the north side of Thompson's Station Road East.

Alderman Napier made a motion accepting and approving on first reading Ordinance 07-010. Alderman Benson seconded the motion, which passed unanimously.

Mayor Heron set a public hearing for this item to be held on September 11<sup>th</sup>, 2007, at 7:00 p.m.

**First Reading of Ordinance 07-011 to Zone as Low Intensity Certain Territory within the Corporate Boundaries of the Town of Thompson's Station, Tennessee, Pursuant to Annexation and Incorporation.**

Mr. Moore indicated this to be more appropriate by separating the zoning from the annexation; should the zoning be challenged, it would not hold up the annexation ordinance. He also stated that there are notice provisions that have to be given to the annexed property owners under both statutes.

Alderman Benson asked if Low Intensity is the same as the current zoning of these parcels under the County. Mr. Langeliers stated it to be very similar, noting that Low Intensity, per the Zoning Ordinance, is the default zoning. He informed the Board that Staff is in the process of modifying and making some corrections to the Zoning Ordinance, and he has been discussing the default zoning with counsel to determine the best, legitimate way to proceed when properties are annexed.

Alderman Benson made a motion to accept and approve on first reading Ordinance 07-011. Alderman Napier seconded the motion, which passed unanimously.

Mayor Heron set a public hearing for this item to be held on September 11<sup>th</sup>, 2007, at 7:00 p.m.

**First Reading of Ordinance 07-012 Granting as Franchisor a Non-Exclusive Cable Television Franchise unto Sky Vision LLC, Franchisee.**

Mr. Langeliers pointed out that this was discussed at the last Board meeting and this document has been reviewed by Staff and counsel, and appears to be the same as franchises previously granted.

Two representatives of Sky Vision were present: Steve Sentell and Engineer Steve Maloney.

Alderman Benson asked if they will only be serving the Fields of Canterbury subdivision and Mr. Sentell replied yes. Mayor Heron clarified that they will not be going to other neighborhoods or developments, and Mr. Sentell stated that is not their plan. Alderman Napier asked if an individual citizen could get their service. Mr. Sentell stated that if a homeowner is within 125 feet of the existing infrastructure, they could be served; as well as any school, fire or police department within that range at no cost.

Mr. Langeliers added that the Town will be asking that a fiber connection be provided to a pump station being proposed in Phase 4 of The Fields of Canterbury, to ultimately tie in the pump stations to the treatment facility.

After further discussion, Alderman Napier made a motion to accept and approve on first reading Ordinance 07-012. Alderman Benson seconded the motion, which passed unanimously.

Mayor Heron set a public hearing for this item to be held on September 11<sup>th</sup>, 2007, at 7:00 p.m.

**Other New Business:**

There was none at this time.

**Community Input and Concerns:**

There was none at this time.

---

There being no further business, the meeting was adjourned at approximately 7:40 p.m.

---

Leon Heron, Mayor

Board of Mayor and Aldermen Minutes  
August 14, 2007  
Page 5

Attest: \_\_\_\_\_  
Doug Goetsch, Town Recorder

/las